

Design and Access Statement

Proposal: Replacement of Existing Front Door and Frame

Introduction

This Design and Access Statement accompanies an application for Listed Building Consent for the replacement of the existing front entrance door and frame at the above Grade II listed property.

The proposal involves the removal of the existing door and frame and the installation of a new traditionally constructed solid oak door and matching oak frame within the existing opening.

Site and Heritage Context

The property is a Grade II listed late eighteenth-century dwelling. The principal elevation is characterised by traditional materials and detailing including painted brickwork, clay tile hanging and painted timber windows and joinery.

The existing front door and frame are in poor condition and require replacement. The proposed works are limited to the existing door opening and do not involve alterations to the surrounding masonry, brickwork, tile hanging, structure or architectural form of the building.

Design

The replacement door and frame will be manufactured using traditional joinery techniques and installed within the existing opening.

The proposal will:

- Retain the existing location of the entrance.
- Retain the existing opening dimensions.
- Avoid any alteration to surrounding historic fabric.
- Provide improved durability, weather resistance and security.
- Use high-quality natural oak as a long-term replacement material.

The scale and proportions of the entrance will remain substantially unchanged.

Impact on Significance

The proposal affects only an existing item of external joinery and does not involve the loss of historic masonry or structural fabric.

Whilst the proposal introduces a change from a painted finish to natural oak, the works are confined to the replacement of the existing door and frame and do not alter the overall form, scale or appearance of the building.

The proposal represents a reversible alteration to a replaceable element of the building and is considered to result in a very limited impact on its significance whilst providing a durable long-term solution for the continued occupation and maintenance of the property.

Access

The proposal does not alter access arrangements.

The existing entrance will remain in its current location and continue to provide the principal means of access to the dwelling. No changes are proposed to levels, pathways, thresholds or circulation routes.

Conclusion

The proposed replacement door and frame will improve the condition, durability and performance of the entrance whilst retaining the existing opening and avoiding any impact on the building's historic structure.

The works are limited in scope and are considered to preserve the special architectural and historic interest of the listed building. Listed Building Consent is therefore respectfully requested.